

2 Splash Point Cliff Road, Seaford, East Sussex, BN25 1BH

ROWLAND GORRINGE

2 Splash Point Cliff Road Seaford

East Sussex
BN25 1BH

Guide Price £500,000



A spacious apartment offering well proportioned, flexible accommodation whilst enjoying fantastic and unrivalled sea views. Forming the whole first floor of this unique and impressive 1920s detached villa. Tucked away on a peaceful unmade road, it enjoys arguably one of the finest sea views over Seaford Bay - perfect for relaxing escapes or a slower pace of life. The property is only ten minutes walk to Seaford town centre and is adjacent to the breath-taking cliff top walks around Seaford Head golf course.

The apartment occupies the entire first floor of the detached Splash point in Cliff Road. The property is generously proportioned boasting superb sea views.

The personal front door leads up to the inner hall with access to all rooms, the spacious living dining room boasts the most stunning views over Seaford Bay and towards Newhaven harbour, the kitchen has ample work space and rooftop/ Seaford Head views, four bedrooms and two bathrooms complete the internal accommodation.

Outisde there is off road parking and to the rear there is a private garden.

Cliff Road is a popular road located at the bottom of Seaford Head which means the property enjoys superb coastal walks from the doorstep.

Seaford is Surrounded by the South Downs National Park, with over two miles of un-commercialised promenade and beach, Seaford offers a wide range of shopping facilities and a choice of restaurants, cafés and bars. There are two golf courses, a leisure centre, tennis, bowls and sailing clubs, plus fishing, cycling and many other recreational clubs. Regular bus services are available to Eastbourne, Brighton and outlying villages. Seaford railway station offers a service to London (Victoria 90 minutes). The adjoining cross channel port of Newhaven has daily services to Dieppe, and a busy yacht marina and fishing fleet.

Seaford is a fantastic town for families, within the town there are 4 primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment. The desirable and renowned Bedes private school can be found in nearby Eastbourne town.

An internal inspection is essential to fully appreciate this unique property.

- Approximately 1723 Square Foot
- Four Bedrooms
- Private Rear Garden
- En-Suite
- Close To Seaford Town Centre
- First Floor Apartment
- Superb Sea Views
- Off Road Parking
- Close To Seaford Seafront



Entrance Porch	
Entrance Foyer	
Hall	
Living/Dining Room	8.86m x 4.67m (29'1" x 15'4")
Kitchen/Breakfast Room	5.74m x 4.17m (18'10" x 13'8")
Bedroom 1	4.65mx 4.24m (15'3"x 13'11")
En-suite Shower Room	2.64mx 0.97m (8'8"x 3'2")
Bedroom 2	5.05mx 4.24m (16'7"x 13'11")
Bedroom 3	4.67mx 3.56m (15'4"x 11'8")
Bedroom Four	3.28mx 1.80m (10'9"x 5'11")
Family Shower Room/WC	3.78mx 1.91m (12'5"x 6'3")
Drive/Hard Standing	
Rear Garden	

Council Tax Band: C

Share of Freehold: One third share.

Maintenance: £80.00 per month

Ground Rent: Not applicable.

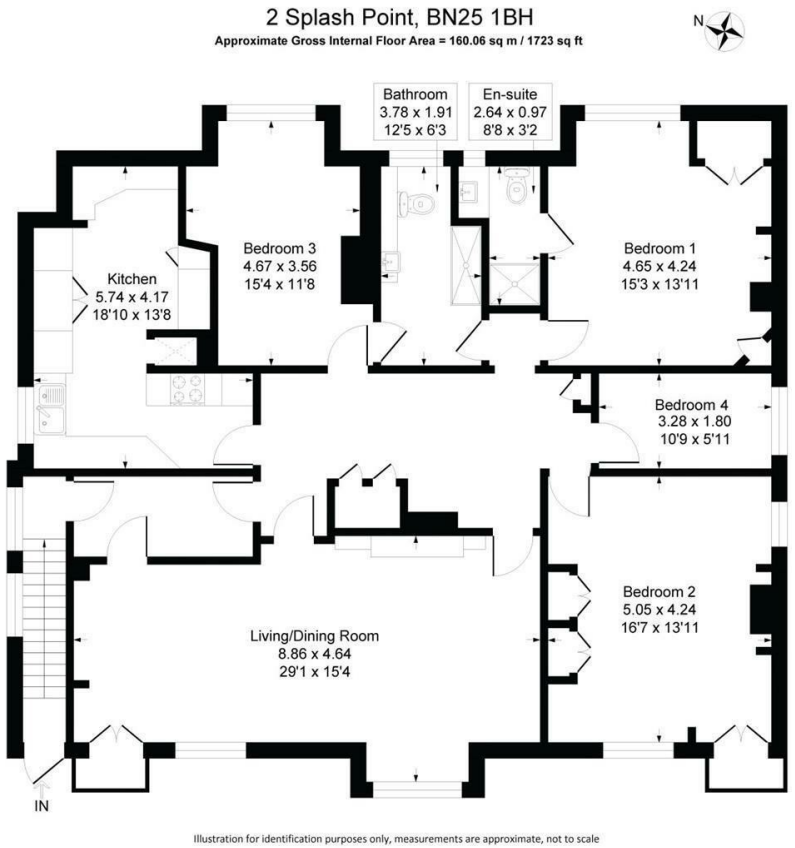












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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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